

# BRAND NEW SOUTHEAST VALLEY DEVELOPMENT w/ Ironwood Frontage

NEC Ironwood Rd & Pima Rd

Two PADs Remaining | Available for Sale, Ground Lease or Build-to-Suit

San Tan Valley, Arizona



92 Residential Lots

SITE

AT PSA

AVAILABLE

AVAILABLE



IRONWOOD RD

E PIMA RD

Pima Crossing

456 AC  
Future Residential Housing  
(Planned)



D

DIVERSIFIED PARTNERS

Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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## Site Plan

### SITE DATA - OVERALL

EXISTING ZONING:	SR
SUGGESTED PROPOSED ZONING:	C-3
AREA PER ASSESSOR:	4.76, 5.76, 4.76 AND 4.84 AC
PARCEL NUMBER:	104-23-094 THRU 097
TOTAL SITE AREA:	19.12 ACRES
PROPOSED SITE AREA : GROSS - EXIST ROW	5.72 AC (249,568 SF)
PROPOSED SITE AREA : NET - PROP. ROW	5.17 AC (225,218 SF)
PROPOSED USE:	RETAIL / RESTAURANTS / GAS STATION

<b>BUILDING AREA:</b>	
C-STORE	6,740 S.F.
PAD-A :	1,070 S.F.
PAD-B :	2,700 S.F.
PAD-C ( 1,260 + 500 PATIO)	1,760 S.F.
	12,270 S.F.

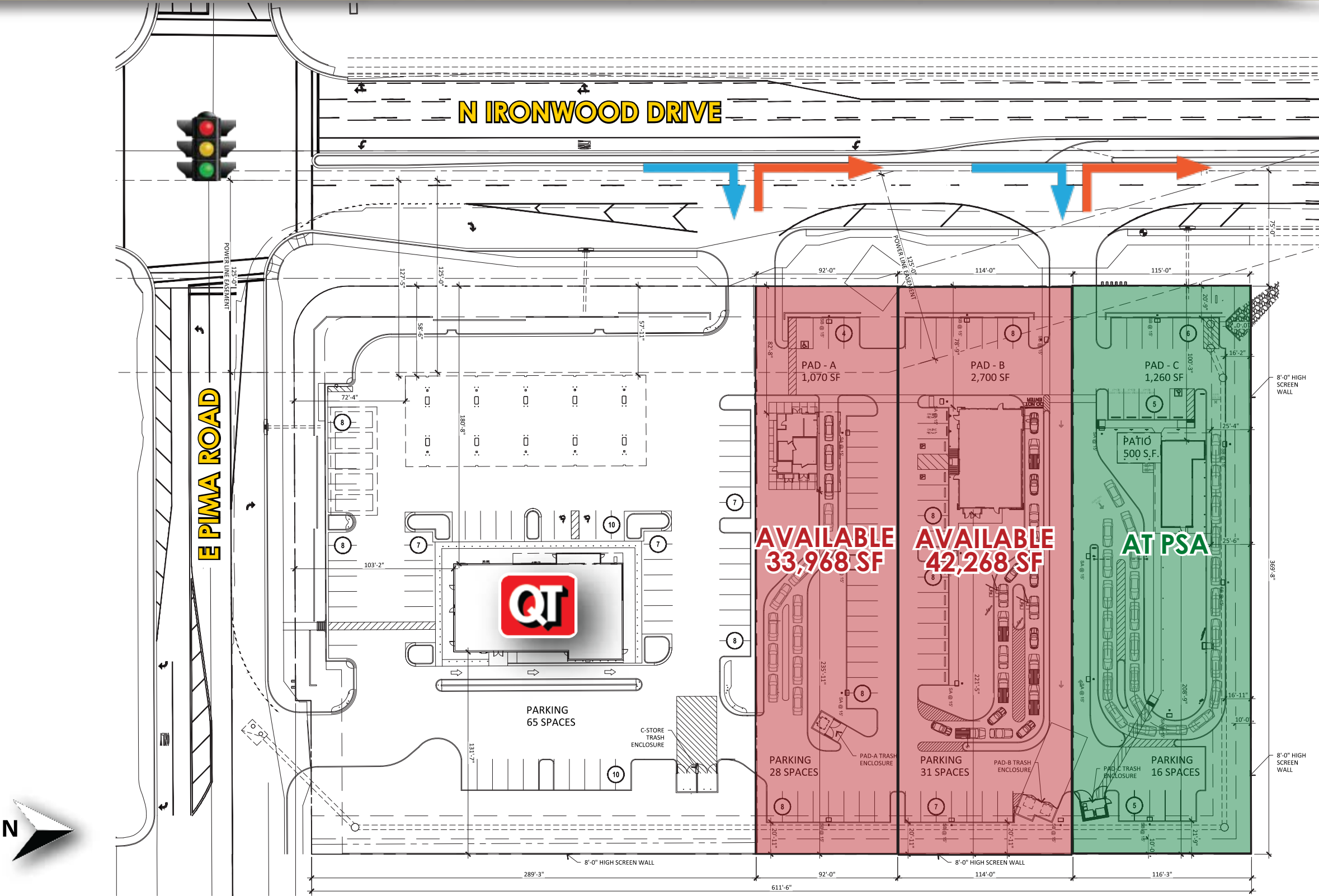
TOTAL BUILDING AREA PROPOSED:

**PARKING REQUIRED PER 2.140.:**

<b>PARKING REQUIRED:</b>	
C-STORE - RETAIL 1 PER 250	27 SPACES
PAD-A- RESTAURANT 1 PER 150	08 SPACES
PAD-B - RESTAURANT 1 PER 150	18 SPACES
PAD-C - RESTAURANT 1 PER 150	12 SPACES
TOTAL PARKING REQUIRED:	65 SPACES

<b>PARKING PROVIDED:</b>	
C-STORE	65 SPACES
PAD-A	27 SPACES
PAD-B	31 SPACES
PAD-C	16 SPACES
TOTAL PARKING PROVIDED:	140 SPACES

ACCESSIBLE SPACES REQUIRED:	06 SPACES
ACCESSIBLE SPACES PROVIDED:	06 SPACES



AVAILABLE  
33,968 SF

AVAILABLE  
42,268 SF

AT PSA

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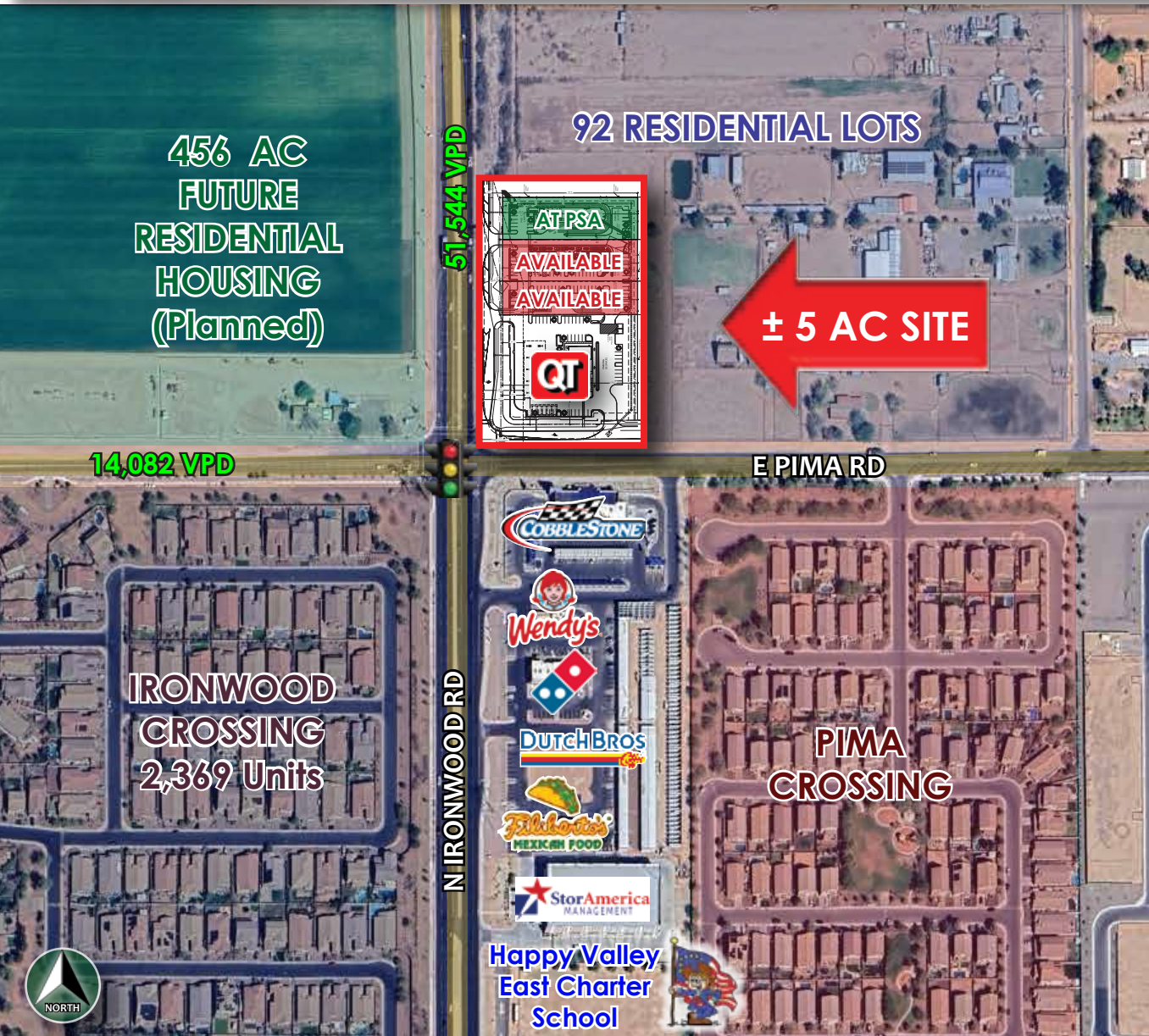


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**San Tan Valley, Arizona**



### DEMOGRAPHICS 2025

Source: SITES USA, Inc.

#### ESTIMATED POPULATION

10,148	47,898	116,380
1 MI	3 MI	5 MI

#### ESTIMATED HOUSEHOLDS

3,152	14,622	37,130
1 MI	3 MI	5 MI

#### AVERAGE HH INCOME

\$143,178	\$147,294	\$149,870
1 MI	3 MI	5 MI

#### MEDIAN HH INCOME

\$108,433	\$117,627	\$119,395
1 MI	3 MI	5 MI

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# PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

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